



Jurisdictional Determination

DRCC #:20-5546

DATE: April 10, 2020

PROJECT NAME: 220 Treptow Road -- Subdivision/Residential Development

Latest Submission Received: March 23, 2020

Applicant:

Pedro Vieira
 23 Jan River Drive
 Upper Saddle River, NJ 07458
pvieira187@gmail.com

Engineer:

Robert Gazzale, P.E., L.S.
 Fisk Associates, P.A.
 631 Union Avenue
 Middlesex, NJ 08846
bgazzale@optonline.net

Project Location:

| Road | Municipality | County | Block(s) | Lot(s) |
|------------------|-------------------|----------|----------|-------------------------------------------|
| 220 Treptow Road | Franklin Township | Somerset | 423.01 | 29 (29.01 & 29.02 <i>Proposed</i>) |

Jurisdictional Determination:

| | | |
|---------------|---------------|------------------------|
| Zone B | Exempt | Nongovernmental |
|---------------|---------------|------------------------|

Documents Received: Minor Subdivision Plan (2 sheets) dated February 21, 2020 prepared by Fisk Associates, P.A.

.....
 Staff comments continued below.

DATE: April 10, 2020

PROJECT NAME: 220 Treptow Road -- Proposed Subdivision

Existing conditions: The project area is a 95,359 square foot (2.18 acre) lot located in Franklin Township, Somerset County, approximately 2.3 miles west of the Delaware and Raritan Canal and within Commission Review Zone B. In the existing condition, the lot consists of a one-story, ranch-style, frame constructed, single-family, residential dwelling with attached two-vehicle garage constructed in 1963 and visible on historic aerial photography dating to that year. In addition, the lot contains an associated paved asphalt driveway and frame garden shed. These features total approximately 4,378 square feet (0.10 acre) of impervious surface coverage.

Proposed project: The applicant proposes to subdivide Block 423.01, Lot 29 into two lots; Lot 29.01 and 29.02, respectively. Proposed Lot 29.01 would be 40,000 square feet (0.92 acre) in area and would contain the existing 1963 residential dwelling. Proposed Lot 29.02 would be a flagpole lot located behind (i.e. southwest) of Lot 29.01 and would be accessed by a driveway from Treptow Lane. The applicant further proposes to construct a residential dwelling on Proposed Lot 29.02, along with associated patio, walkways, landscaping and a garden shed. The proposed improvements would create 7,920 square feet (0.18 acre) of new impervious surface coverage, and would result in the disturbance of 25,000 square feet (0.57 acre) of land.

Findings: The applicant proposes a project in Commission Review Zone B; however, the project does not result in the cumulative coverage since January 11, 1980, of one quarter acre of land with impervious surface or the disturbance of one acre of land. Accordingly, the project is not a “major project” subject to Commission regulation (See definition of “major project” at N.J.A.C. 7:45-1.3).

Decision: Exempt.

Expiration date: April 10, 2025.

This jurisdictional determination shall lapse:

1. If construction is not complete within five years from the date of the exemption letter;
or
2. If any municipal permit(s) or approval(s) applicable to the project expires, lapses, or is revoked.

DRCC #: 20-5546

3

DATE: April 10, 2020

PROJECT NAME: 220 Treptow Road -- Proposed Subdivision

Sincerely,

A handwritten signature in black ink, appearing to read "John Hutchison". The signature is written in a cursive style with a long horizontal stroke at the end.

John Hutchison
Executive Director

- c. Somerset County Planning Board
Franklin Township Planning Board
Peter U. Lanfrit, Esq. (peter@borrus.com) (erin@borrus.com)